

2123 WHITFIELD PARK AVENUE
2123 Whitfield Park Ave, Sarasota, FL 34243



PROPERTY OVERVIEW

Situated in the desirable Whitfield Park business corridor, this free standing facility provides excellent exposure, quick access to US HWY-301, US HWY-41 and I-75, and proximity to major commercial hubs. With a strong local economy and a growing business community, this location presents a compelling opportunity for industrial and flex space investors and businesses looking to capitalize on Sarasota's dynamic commercial real estate market. Strategically located just minutes from Sarasota-Bradenton International Airport, this versatile property offers unmatched convenience and accessibility for your business.

PROPERTY SUMMARY

Sale Price:	\$995,000
Lot Size:	0.34 Acres
Year Built:	1981
Building Size:	4,564 SF
Zoning:	LM
Market:	Sarasota
Submarket:	Whitfield Industrial Area
Price / SF:	\$218.01



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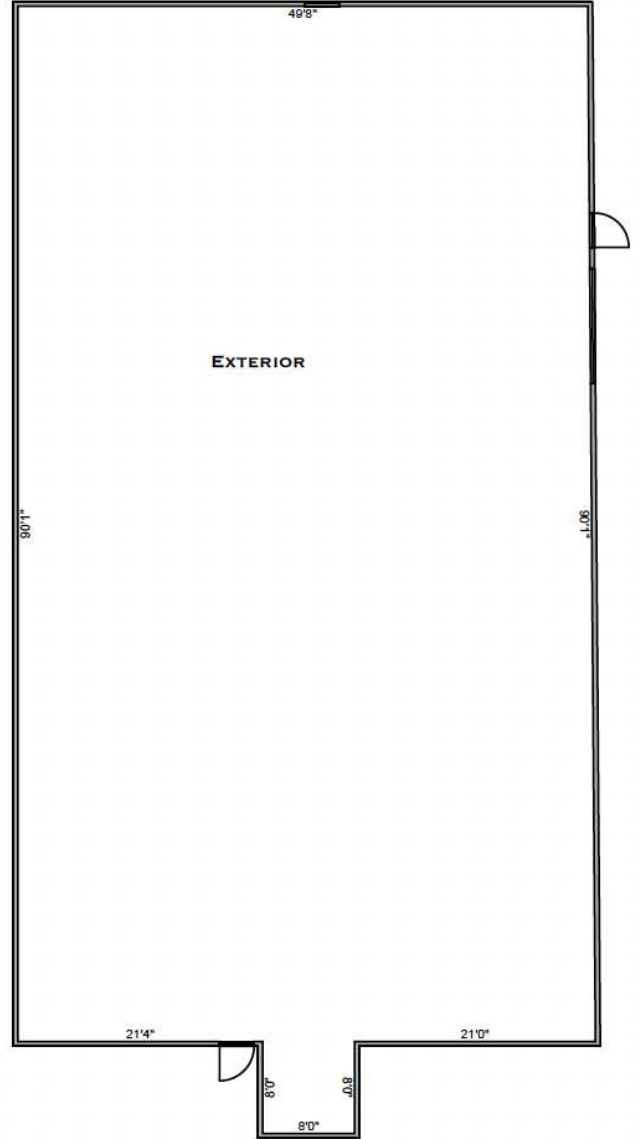
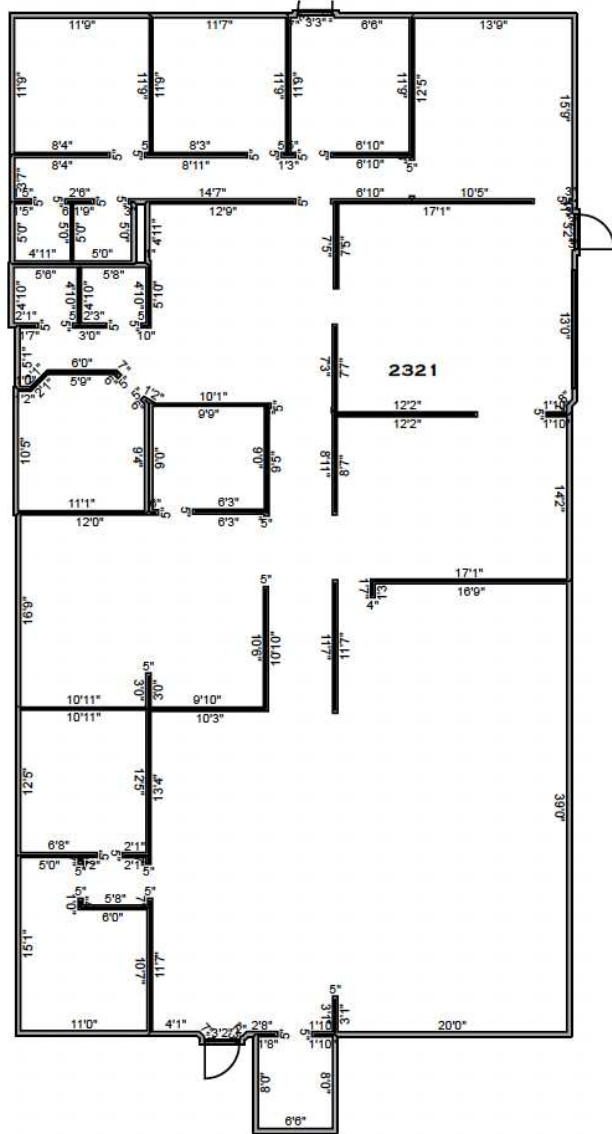
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FLOOR PLAN

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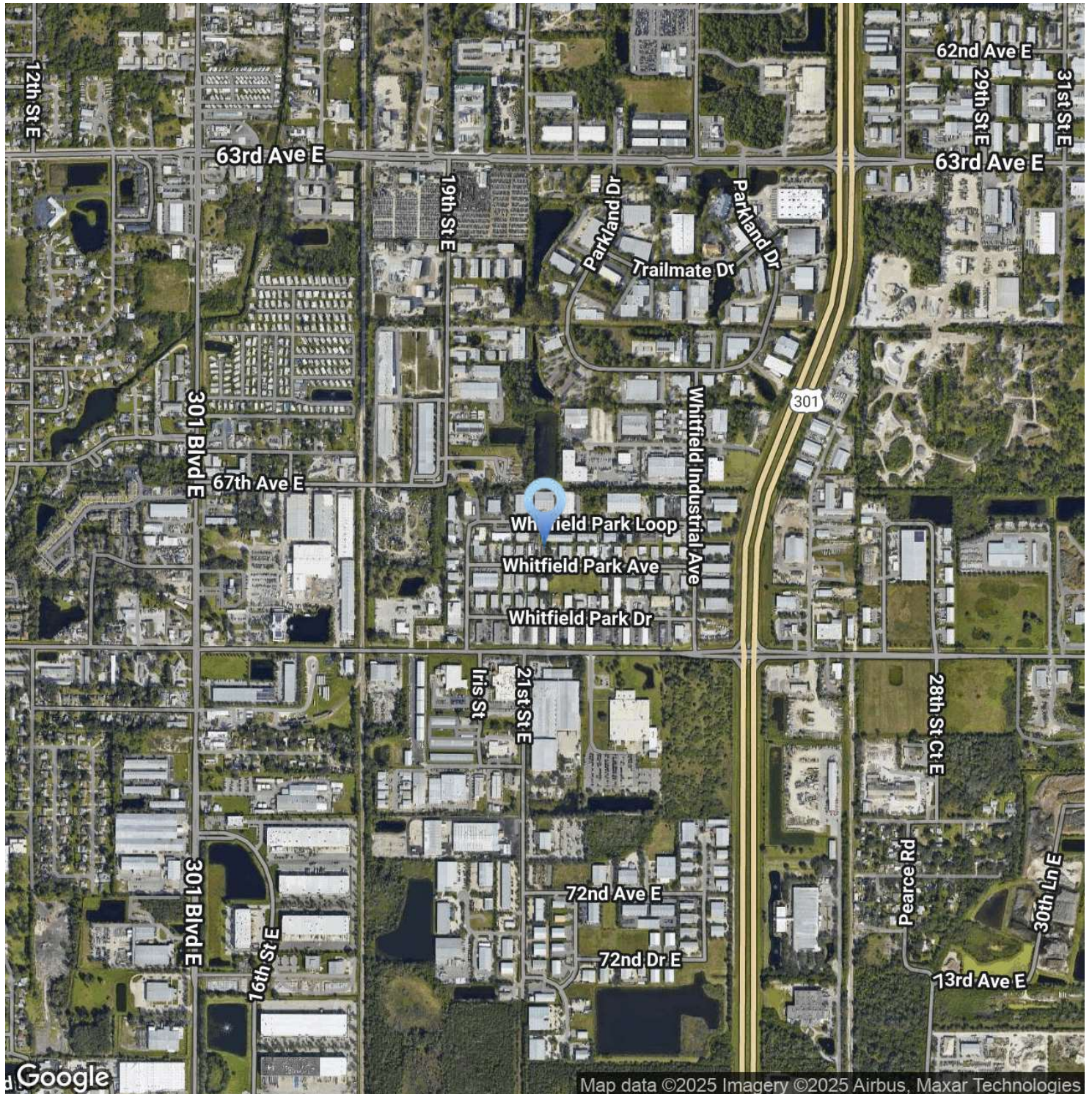
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AERIAL MAP

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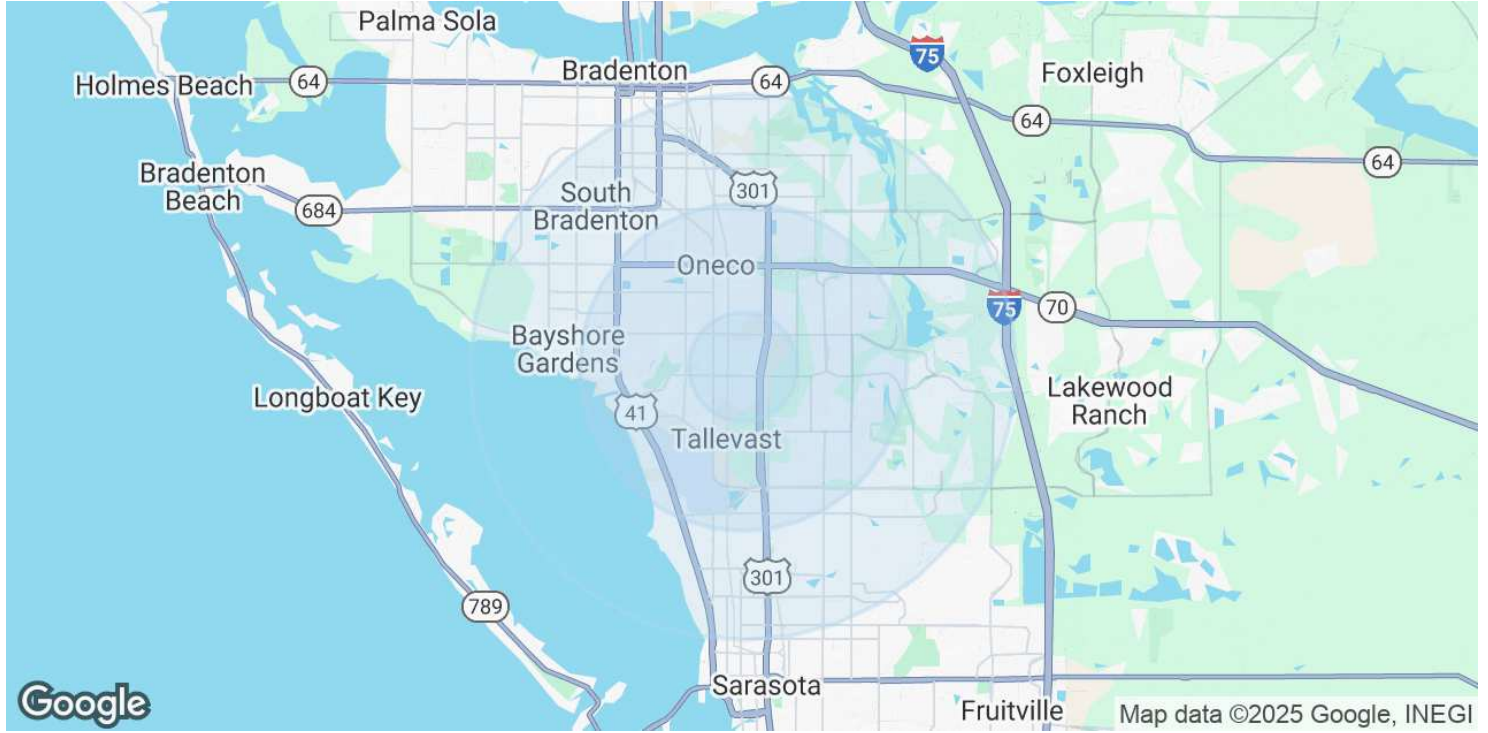


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,833	76,291	202,909
Average Age	42	47	46
Average Age (Male)	42	46	45
Average Age (Female)	42	48	47

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,555	32,870	86,287
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$65,852	\$80,078	\$78,699
Average House Value	\$273,893	\$289,464	\$302,297

Demographics data derived from AlphaMap



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